

VICINITY MAP

#### OWNERS

So7 NO. 3 LTD  
7001 PRESTON ROAD,  
SUITE 500  
DALLAS, TX. 75205  
CONTACT: JORG MAST

#### ENGINEER/SURVEYOR

TEAGUE NALL AND PERKINS, INC.  
1100 MACON STREET  
FORT WORTH, TEXAS 76102  
(817) 336-5773  
CONTACT: TOM RUTLEDGE  
RICKY L. GENTRY, R.P.L.S.

#### UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

#### NOTES:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount to be assessed is established as of the date of the filing of this plat and is based upon the then existing Schedule I to the current impact fee ordinance. The amount to be collected is established on the date the building permit is issued or the date of connection to the water and/or wastewater collection system and is based upon the then existing Schedule II to the current impact fee ordinance.

No building permits shall be issued for any lot in this plat until provision is made for the construction of the water, sewer, storm drain, street lights and paving improvements and approval is obtained from the City of Fort Worth.

All building set back lines shall comply with requirements of the City Zoning Ordinances.

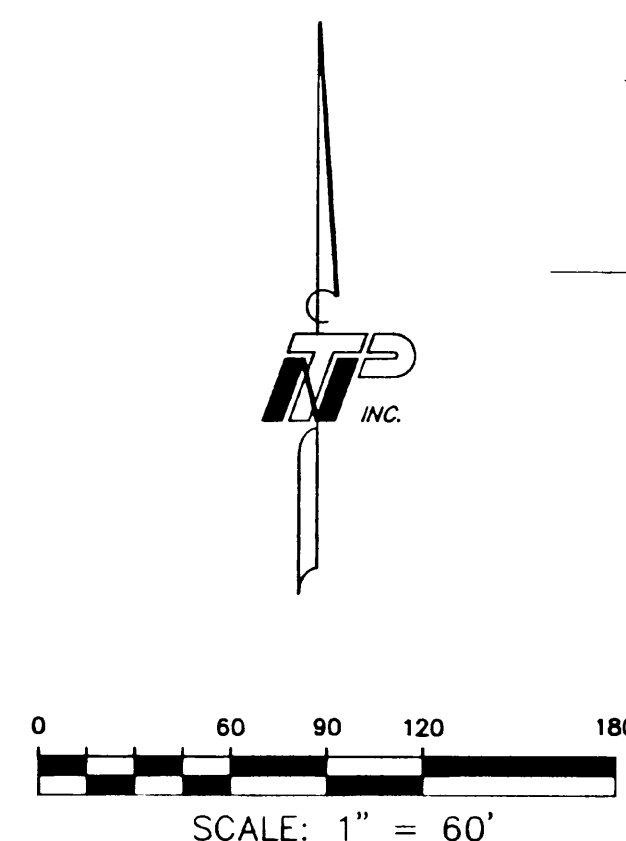
Sidewalks shall be required for all streets constructed to City of Fort Worth standards.

The City of Fort Worth shall not be responsible for maintenance of private drives, emergency access easements, recreation areas, open spaces and private drainage facilities. The homeowners association shall be responsible for maintenance of private drives, emergency access easements, recreation areas and open spaces, and said association agrees to indemnify and save harmless the City of Fort Worth, Texas from all claims, damages and losses arising out of or resulting from performance of the obligations of said association set forth in this paragraph.

Private street, emergency access and utility easement shall not permit any building or structure to be extended into or placed in the easement but shall not exclude gate, fence wall or associated entrance structures. These open space easements will remain in effect until vacated by ordinance adopted by the City of Fort Worth and the property replatted.

The Surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data shown on this plat.

**TEAGUE NALL AND PERKINS**  
CONSULTING ENGINEERS  
1100 MACON STREET  
FORT WORTH, TEXAS 76102  
(817) 336-5773



J.M.C. LYNCH SURVEY  
ABSTRACT No. 856

LOT 1, BLOCK 1  
SEVENTH STREET STATION  
CAB. A, SLD. 4296  
P.R.T.C.T.

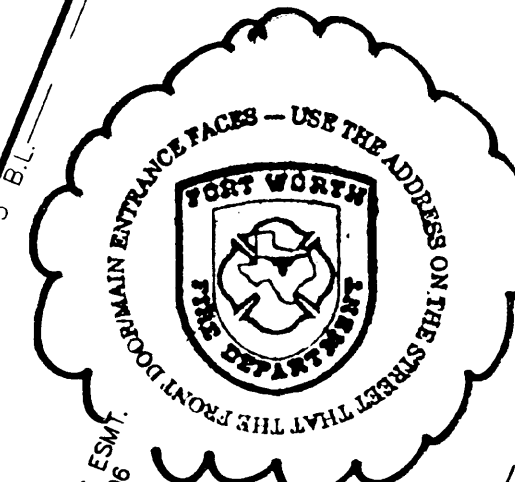
WOOLERY ADDITION  
CAB. B, SLD. 388  
P.R.T.C.T.

BLOCK 1

2

ST. LOUIS-SAN FRANCISCO  
RAILROAD

LOT A  
LONGHORN SUBDIVISION  
VOL. 388-88, PG. 36  
(P.R.T.C.T.)



LOT 1  
BLOCK 1  
6.39 ACRES

CITY OF FORT WORTH  
VOL. 362, SLIDE 635  
D.R.T.C.T.

**III NOTICE III**  
FOR MULTIPLE ADDRESSES IN THIS  
LEGAL DESCRIPTION, CONTACT THE  
FORT WORTH FIRE DEPARTMENT AT  
817-392-6797 OR 817-392-6833  
THE FORT WORTH FIRE DEPARTMENT  
MUST APPROVE OR ASSIGN ALL ADDRESSES

|  |                                 |
|--|---------------------------------|
| <b>FORT WORTH</b>  |                                 |
| CITY PLAN COMMISSION<br>CITY OF FORT WORTH, TEXAS                                      |                                 |
| THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS<br>AFTER DATE OF APPROVAL. |                                 |
| PLAT APPROVED DATE:  | 8-24-07                         |
| BY:  | <i>Debra R. Ruppel</i> CHAIRMAN |
| BY:  | <i>acc'son</i> SECRETARY        |

A FINAL PLAT FOR...  
**S07 ADDITION**  
LOT 1, BLOCK 1

AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOTS  
A AND B, BLOCK 1, LONGHORN SUBDIVISION, AS SHOWN BY PLAT  
RECORDED IN VOLUME 388-88, PAGE 36 OF THE PLAT RECORDS  
OF TARRANT COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND  
RECORDED IN VOLUME 8911, PAGE 2185 OF THE DEED RECORDS OF  
TARRANT COUNTY, TEXAS, AND BEING A PART OF THE JMC LYNCH  
SURVEY, ABSTRACT No. 955.

1 LOT 6.39 ACRES

THIS PLAT WAS PREPARED IN DECEMBER, 2005

Plat recorded in Cabinet A Slide 12/23 Date: 8-24-07

PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)  
NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION,  
WITHIN ANY PORTION OF A P.O.S.E. SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF THE  
CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH  
OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS,  
BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY, AND OTHER SIMILAR  
STRUCTURES.

#### CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate  
representation of an actual survey made on the ground under my  
direction and supervision in the month of April, 2006.

*Ricky L. Gentry*  
Ricky L. Gentry  
Registered Professional Land Surveyor  
Texas Registration No. 5519

8/22/07  
Date



Case # FS-06-005